

# MSPROPERTIES

## ESTATE AGENCY

7 Crynfryn Row, SY23 2BB

**GUIDE PRICE £139,950**

**FOR SALE / AR WERTH**



### Property Features:

- First Floor Bathroom
- Gas Fired Central Heating
- Cottage Character
- Kitchen/Dining Room
- 2 Bedrooms
- End Terrace
- Freehold

## Description

### SUMMARY

A freehold End terrace cottage offering Two bedrooms first floor bathroom and comfortable size lounge and Kitchen dining room. In a convenient town centre location. Ideal for first time buyers or couples of all age groups.

### DESCRIPTION

The property is situated along a pedestrian pathway behind the old town library building. there is access to the seafront by descending slate steps which adjoin the Promenade. This is a convenient town centre location close to shops yet away from the busy streets. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built c1890 of traditional solid stone construction with rendered front elevation. The main walls support a pitched roof laid with slate/tile. The property has been occupied by an elderly person in recent years and will now benefit from home improvements which can be carried out to individual taste and requirements.

## Floor Plan

### **Ground Floor:**

Upvc entrance door leading to:

### **Hall:**

With stairs to first floor, panel radiator and door to:

**Lounge:** 3.76m ( 12'5" ) x 3.70m ( 12'2" )

With window to front. Recess cupboard housing Gas meter and Electric consumer unit. Gas Fire. Two twin power points. Double panel radiator. Door to:

**Kitchen/Dining Room:** 4.70m ( 15'6" ) x 2.47m ( 8'2" )

With window to rear Three base cupboard, drawer cupboard and three wall cupboards. Panel radiator. Ideal wall mounted gas fired boiler which heats hot water and central heating.

### **First Floor:**

Approached by easy rise stair case to Landing with doors to:

### **Bathroom:**

With panelled bath with electric shower unit above, pedestal wash hand basin and low flush WC. Panelled radiator.

**Main Bedroom:** 3.62m ( 11'11" ) x 3.32m ( 10'11" )

With window to front and side. Double panel radiator. Twin power point.

**Rear Bedroom:** 2.70m ( 8'11" ) x 2.26m ( 7'5" )

With window to rear.

### **Services:**

We are advised that mains electric, gas, water and drainage. Gas fired central heating system. Council Tax Band C.

### **General:**

This is a convenient location tucked away on a pedestrian side street with access to the town centre and seafront. Ideal first time buyers or prospective buyers seeking a good-sized cottage with potential to turn it into a real gem of a property.

### **Viewings:**

All Viewings by appointment only. Please contact the office on 01970 617979 or



Sales@msproperties.co.uk to arrange.

**Important Information:**

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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